

May 26, 2009

**Site Plan and Final Plat:** Eldorado Parkway Church Addition, Block A, Lot 1  
(SPFP09-0007)

**Owner(s):** Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, a Utah corporation sole

---

**DESCRIPTION:**

A church on one lot on 5.8± acres on the northeast corner of Eldorado Parkway and Hillcrest Road. Zoned Planned Development-2-Neighborhood Commercial (Area “B”). Neighborhood #8. JE

**REMARKS:**

Site Plan

<b>Access:</b>	Access is provided from Eldorado Parkway and Hillcrest Road.
<b>Cross access:</b>	Cross access is provided to the adjacent Panther Creek Estates subdivision via Corsicana Drive.
<b>Parking:</b>	Parking is adequate.
<b>Screening:</b>	The applicant is proposing a living screen consisting of Mondell Pines within a 15 foot landscape buffer along the north and east property lines adjacent to the residential zoning. The Comprehensive Zoning Ordinance requires that a living screen be approved by the Planning & Zoning Commission.
<b>Open space:</b>	Open space is adequate.
<b>Tree Preservation:</b>	The site does not contain any protected trees.
<b>Landscape Plan:</b>	A landscape plan has been submitted for staff review.
<b>Façade Plan:</b>	A façade plan has been submitted for staff review.
<b>Additional Information:</b>	The site plan complies with the standards set forth in Planned Development-2.

Final Plat

The plat dedicates easements necessary for development of a church.

**RECOMMENDATION:**

Recommended for approval subject to:

Site Plan

1. Staff approval of the façade plans.
2. Staff approval of the landscape plans.

Final Plat

Additions and/or alterations to the engineering plans as required by Engineering Services.